

FULL BOARD MEETING MINUTES
of the
MONTANA BOARD OF REAL ESTATE APPRAISERS
BASEMENT CONFERENCE ROOM OR BY CONFERENCE CALL
08:35 AM – 11:15 AM
JULY 20, 2023

1. Call To Order - Establish Quorum - Introduction of Board & Staff Members (00:00:33)

Board Members Present:

Gregory Thornquist, Chairman, Industry Member
Steven Hall, Industry Member
Matthew Dalton, Industry Member
Patti Dundas, Public Member
Michael McDonnell, Industry Member
Peter Christensen, Public Member

Board Members Not Present:

Julie Forbes, Vice Chair, Industry Member

Staff Present:

Sharon Peterson, E02
Amanda Reynolds, E01
Lindsay Simon, Board Council

Others Present:

Fred Morganthaler, Certified Residential Appraiser
Pete Fontana, Certified Residential Appraiser
Tim McGinnis, Certified Residential Appraiser
Jennifer McGinnis, General Certified Appraiser
Dave Anderson, Mentor
Thomas Stevens, General Certified Appraiser
Lucas Reed, Trainee/Applicant

2. Approval and Tentative Modification of Agenda Order (00:05:31)

Motion: (00:05:42) Patti Dundas motioned to approve the agenda and to move item 5c. to be discussed before 5b. Steven Hall seconded. Motion carried.

3. Review Minutes – December 6, 2022 (00:07:30)

4. Public Opportunity to Comment (Presiding Officer Statement) (00:08:09)

“The Board now offers the public in attendance an opportunity to comment on any public matter, under the jurisdiction of the Board, that is not on the current agenda. The board cannot act but will listen to comments and may ask staff to place the issue on a future agenda. The presiding officer may limit the comment period to proceed with the board meeting.”

Pete Fontana (00:08:47)

Tim McGinnis (00:19:50)

Tom Stevens (00:19:50)

Jennifer McGinnis (00:24:17)

- **Motion: (00:27:36)** Matt Dalton motioned to have the topic discussed during Public Comment to be added to the 12/5/2023 full board meeting agenda. Steve Hall seconded. Motion carried.

5. Board Action (00:28:08)

- a. Nonroutine Applications (00:28:25)
 - i. Lucas Reed – Certified General Appraiser
Motion: (01:01:38) Steve Hall motioned to grant a probationary license to the applicant for 6 months, after all application requirements are complete, and that the applicant submit one appraisal review example that complies with the specific USPAP criteria that was discussed during the meeting. Staff is directed to place the application on the agenda of the December 5 full board meeting for further review and discussion.
 Patti Dundas seconded the motion. Motioned carried 5-1.
- b. Rulemaking – MAR 24-207-47 (01:41:58)
 - i. 24.207.401 Fees
 - ii. 24.207.502 Application Requirements
 - iii. 24.207.408 Military Training Or Experience
 - iv. New Rule I Administrative Suspension
 1. Public Opportunity to Comment (01:42:10) No Comments
 2. Potential Board Motion to Adopt and Amend as Proposed
Motion: (02:07:01) Matt Dalton moved to proceed with the adoption of New Rule I, the amendments to ARM 24.207.401 and 24.207.502 and the repeal of ARM 24.207.408 as recommended by the department. Steven Hall seconded. Motion carried.
 3. Small Business Impact Analysis
Motion: (02:22:04) Matt Dalton motioned that proposed amendment to ARM 24.207.401 and 24.207.502, the proposed adoption of New Rule I, and the proposed repeal of ARM 24.207.408 do not significantly and directly impact Montana small businesses. Steve Hall seconded. Motion carried.
- c. Create an Ad Valorem Review Form (01:11:41)
 - i. Public Opportunity to Comment(01:11:54)
 - ii. Board Discussion and Potential Action
Motion (01:25:31) Steven Hall motioned that staff put this on the December meeting agenda and continue to use the current review form for standard 5 and 6 Ad Valorem review's in the interim. Matt Dalton seconded. Motion carried.
- d. AARO Spring 2023 Conference Report– Savannah, GA (01:27:40)
 - i. Report from Board Members who attended
 - ii. Continuing Education Credit Request
 - iii. Board Discussion and Potential Action
Motion: (01:36:53) Matt Dalton motioned to establish 7 continuing education hours for the appraisers who attended the Spring 2023 AARO Conference. Mike McDonell seconded. Motion carried.

6. Executive Officer Report – Sharon Peterson (01:37:37)

- a. Budget Report (01:37:40)
- b. Continuing Education Audit Reports (01:39:42)

c. In-Person Board Member Training, October 19-20, 2023 in Helena (01:40:57)

7. Next Board Meeting – September 12, 2023 (02:25:50)

This date is subject change.

8. Adjourn (02:27:26:59)

Motion: (02:27:01) Mike McDonnell motioned to adjourn the meeting. Patti Dundas seconded. Motion carried.

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New agenda items may be added up to “three business days” before the meeting. For the most accurate agenda, please consult the website at www.realestateappraiser.mt.gov. The board may reorder the agenda at the beginning of the meeting.